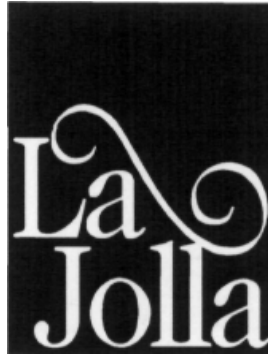




## Community Plan and Local Coastal Program Land Use Plan

**February 2004**



***Community Plan and  
Local Coastal Program  
Land Use Plan***

City of San Diego Planning Department  
202 C Street, MS 4A  
San Diego, CA 92101



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This information, or this document (or portions thereof), will be made available in alternative formats upon request.

The following has been incorporated into this March 2004 posting of this community plan:

<b>Amendment</b>	<b>Date Approved by Planning Commission</b>	<b>Resolution Number</b>	<b>Date Adopted by City Council</b>	<b>Resolution Number</b>
La Jolla Community Plan and Local Coastal Program Land Use Plan	December 6, 2001	3206-PC	November 4, 2003	R-298578
California Coastal Commission Certification	February 19, 2004	Local Coastal Program Amendment No. 1-02A.		



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# Table of Contents

<b>EXECUTIVE SUMMARY</b>	3
Vision Statement	3
Community Issues	7
General Community Goals	8
<b>INTRODUCTION</b>	11
Purpose of the Plan	11
Plan Organization	11
How the Plan Was Developed	12
Implementation of This Plan	12
<b>PLANNING CONTEXT</b>	19
The Community Planning Area	19
Development and Planning History	19
Plan Framework	22
Local Coastal Program	26
Coastal Access Subareas	32
<b>ELEMENTS OF THE COMMUNITY PLAN</b>	35
Natural Resources and Open Space System	39
Transportation System	67
Residential Land Use	81
Commercial Land Use Element	97
Community Facilities, Parks and Services	113
Heritage Resources	127
<b>CITY COUNCIL ADOPTION RESOLUTION</b>	192

# List of Appendices

<b>APPENDIX</b>	
A. Park Improvement Projects	135
B. Legislative Framework	136
C. Relationship to the General Plan	137
D. Plan Update and Amendment Process	139
E. Streetscape Guidelines for the Village Commercial Area	140
F. Population-Based Parks and Open Space	152
G. Coastal Access Subarea Maps	153
H. List of References and Supplemental Documents	186
I. San Diego-La Jolla Underwater Park and Ecological Preserve	188
J. MHPA Boundary Corrections to the MSCP	189
K. Potential Parking Facility Sites	190
L. Encroachment Limitation Standards for Open Space	191



## *List of Figures*

### **FIGURE**

1.	Community Land Use Map.....	5
2.	Location Map.....	17
3.	Image Inventory.....	21
4.	Hillsides with 25 Percent Slopes or Greater.....	23
5.	Geological Fault and Hazard Areas.....	24
6.	Physical Access and Subarea Boundaries.....	30
7.	Open Space System.....	43
8.	Multi-Habitat Planning Area (MHPA) Map.....	45
9.	Identified Public Vantage Points.....	47
10.	Vegetation Types.....	48
11.	Existing and Future Street Classifications.....	68
12.	Future (Buildout) Summer Weekday Traffic Volumes.....	75
13.	Transit System.....	76
14.	Existing and Proposed Bikeways.....	77
15.	Bikeway Standards.....	78
16.	Residential Densities.....	87
17.	Commercial Designations.....	99
18.	La Jolla/La Jolla Shores PDO Areas.....	100
19.	Community Facilities, Parks and Services.....	119
20.	Fay Avenue Plan Recommendations.....	120
21.	Heritage Resources.....	129

## *List of Tables*

### **TABLE**

1.	Traffic Levels of Service.....	71
2.	Alternative Land Use Designations for Public School Sites.....	130



## ***EXECUTIVE SUMMARY***

*Vision Statement*  
*Community Land Use Map*  
*Community Issues*  
*General Community Goals*



## ***EXECUTIVE SUMMARY***

### **VISION STATEMENT**

Over the next 10 to 20 years, the focus of development in La Jolla will be to highlight those elements and features of the community that contribute to its overall sense of charm, character and village atmosphere. Many of these elements are in place in La Jolla such as: its coastline parks of Ellen B. Scripps and Kellogg Park; its historic structures including the La Jolla Recreation Center, the Athenaeum and the La Jolla Woman's Club; the delicate relationship that exists between the community and its coastline, bluffs, hillsides, and canyons; the collection of mature street trees that line the commercial corridors of Girard Avenue and Silverado Street and its residential streets such as Camino de la Costa along the coast; the predominance of low-scale buildings and homes and the slow pace of pedestrian traffic along many of its local streets are examples of features that make La Jolla appealing to its residents and one of San Diego's primary visitor destinations for tourism.

The dramatic views to and from Mount Soledad will continue to be primary visual resources within the community. Residents and visitors to La Jolla will continue to come to the La Jolla Heights Natural Park and Mount Soledad to view the unique panorama of the La Jolla coastline and the skyline of San Diego.

La Jolla is comprised of distinct residential, business and historic areas that will have pedestrian-oriented amenities such as small corner parks, human-scaled landscaping, and appropriate street furniture that will provide a stronger sense of community and identity to these areas.

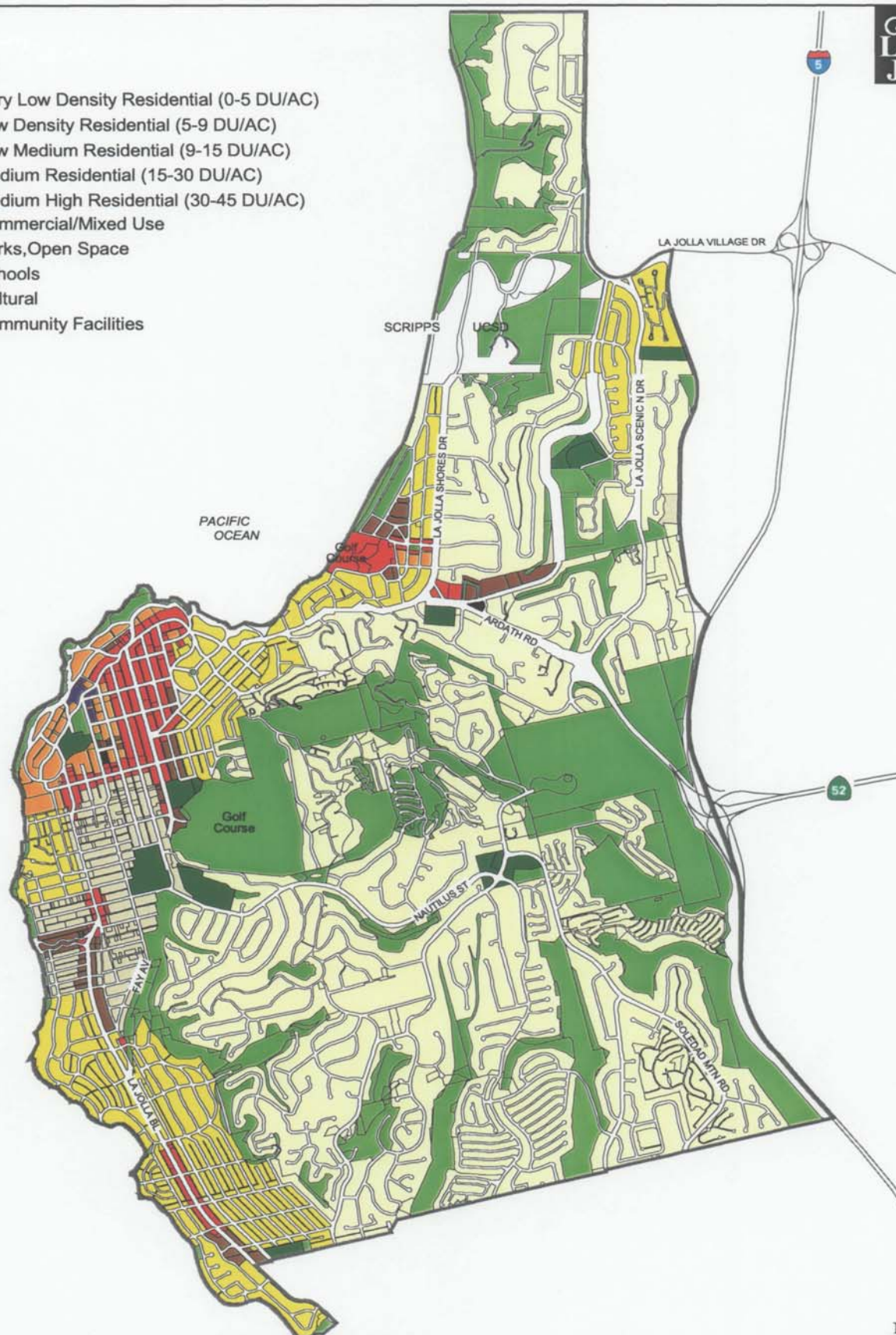
The relationship between La Jolla and the ocean must always be protected. La Jolla's oceanfront setting is and will continue to be the focus of the community, forming the scenic framework to many of its recreational, residential and retail areas. The key natural resources of the community, including Mount Soledad with its magnificent panoramic views of San Diego, the shoreline parks, and the sensitive coastline bluffs, will be protected. La Jolla's landscaped and natural parks, nature trails, bikeways and promenades along the public beaches will be preserved for future generations to enjoy.

La Jolla will continue to be in touch with its past, recognizing that the preservation of its designated historic sites and the adaptive reuse of its structures of historic significance reflect an earlier era in the development of the community which will be permanently lost if left to deteriorate.

La Jolla will have a circulation system that emphasizes bicycling and public transit as an alternative means of travel within the community and de-emphasizes dependence on the private automobile within the village area. The circulation system will continue to emphasize strengthening pedestrian pathways that link La Jolla's residential, business, retail and recreational areas together. These pathways will be created along the existing street network and will take the pedestrian along inviting plazas, shops, sidewalk cafes and buildings designed to be interesting at the street level.

**Legend**

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities



## Community Land Use Map



**La Jolla Community Plan**  
City of San Diego · Planning Department



Figure 1

One of the early tasks of the La Jolla Community Planning Association and the Planning Department was to identify key community issues and related goals that will be addressed in this plan. Some of the more critical issues that the La Jolla Community Planning Association and Planning Department identified are summarized below:

## **COMMUNITY ISSUES**

### **Natural Resources**

- The need to protect and preserve sensitive natural resources, including natural drainage, biologically sensitive slopes and hillsides, beaches, ocean, bluffs and canyons, plant and animal habitats, and wildlife linkages throughout the community. The seismic and geological instability of the area should be a consideration in such efforts.
- The need to increase public awareness of beach and coastal access points within the community through appropriate signage.
- The need to maintain the public views of the ocean, bluff, hillsides, open space canyons and beach areas from public vantage points within the community as identified in Figure 9.

### **Traffic Circulation and Parking**

- The degree to which traffic congestion can be reduced through improvements to the existing circulation system with minimal disruption to the residential character and environmental quality of the community.
- The degree to which bicycling and public transit can be pursued as an alternative means of providing convenient linkages to La Jolla's beaches, parks, commercial district and to the rest of the metropolitan region.
- The degree to which additional public parking can be provided through the introduction of parking facilities/structures.

### **Residential**

- Affordable housing opportunities in the community have been reduced as a result of increased land costs and a decrease in residential densities.
- Some redevelopment of properties in the single dwelling unit neighborhoods has not reflected the traditional bulk, size and scale of those neighborhoods.

### **Commercial**

- The need to strengthen the physical identity of existing neighborhood commercial districts.

## **Community Parks**

- The existing acreage of community-based and resource-based parks is not adequate to meet the needs of residents and visitors.

## **Heritage Resources**

- The need to preserve those historic structures and important community landmarks that convey a sense of history, identity and place to the community.

## **GENERAL COMMUNITY GOALS**

- Maintain La Jolla as a primarily residential and recreational oriented community by protecting its residential areas and historic resources, maintaining its public recreational areas, and enhancing its commercial districts.
- Conserve and enhance the natural amenities of the community such as its views from identified public vantage points, (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife and natural vegetation, and achieve a desirable relationship between the natural and developed components of the community.
- Provide adequate public facilities necessary to support the educational, recreational, safety and health related needs of La Jolla residents including children, families and the elderly as well as providing for the needs of visitors.
- Provide an adequate circulation system to serve the La Jolla community that promotes the use of bicycles and public transit and shuttle service as alternative forms of transportation for residents and visitors to La Jolla.
- Enhance existing public access to the ocean, beach and park areas such as Ellen B. Scripps Park and Kellogg Park along the shoreline in order to be of greatest benefit to neighborhood residents and visitors to the community.
- Allow for the provision of added public parking in the village core area.





# ***INTRODUCTION***

*Purpose of the Plan*  
*Plan Organization*  
*How the Plan Was Developed*  
*Implementation of the Plan*

# ***INTRODUCTION***

## **PURPOSE OF THE PLAN**

The *La Jolla Community Plan* and *Local Coastal Program Land Use Plan* is the City of San Diego's adopted statement of policy for growth and development of the La Jolla community planning area over the next decade. The plan proposes specific goals, policies and strategies regarding the future preservation, use and development and protection of environmentally sensitive resources of land within La Jolla and identifies how the use and development of that land will affect current levels of public services and facilities such as local schools, parks, roads, water and public safety needs.

The plan designates appropriate areas of residential, commercial, community facilities and recreational uses. The plan also recommends areas that should remain free from development in order to preserve the remaining sensitive slopes, coastal access and public park lands that are located in the community, thereby furthering our understanding of the balance that exists between La Jolla and its hillsides, canyons and coastline.

## **PLAN ORGANIZATION**

The *La Jolla Community Plan* consists of the goals, policies and recommended actions for specific land use elements that are contained in this plan. Land use maps are also provided throughout the text of this document to further illustrate plan recommendations. A land use map depicting the proposed land use designations throughout the community is included in the Executive Summary of this plan. There is also a large 1 inch to 400 foot scale map on file with the Planning Department that depicts the land use designations with a greater degree of clarity.

The *La Jolla Community Plan* text is organized as follows:

- **Introduction** describes the purpose and organization of the plan.
- **Planning Context** provides background information on the La Jolla Community Planning Area, community history, the urban, coastal and environmental setting within which the plan was prepared.
- **Elements** of the community plan serve as the framework for generating land use goals for the future development and the protection of environmentally sensitive resources within the community. And, describes the policies that will guide the actions of the City as it works toward achieving these goals. Each element has five main sections: Goals, Background, Policies, Action Plan, and Plan Recommendations. The goals are general statements of vision and objectives of the element. The background section provides general information and context for the various topics regarding the element. The policies are specific objectives and design criteria that guide the implementation. The action plan identifies specific actions that need to be taken to address certain policies and plan recommendations. The plan recommendations are directives on standards and requirements that implement the policies. This section also contains tables of recommended actions to implement the policies and proposals of the plan and time frames for achieving them.



- **Appendices** contain lists of park projects and supplemental and reference documents, information regarding plan framework, relationship context, processes, streetscape guidelines, and the underwater park, as well as maps showing coastal access subareas, MHPA boundary connections and potential parking facility sites.

## HOW THE PLAN WAS DEVELOPED

The update of the *La Jolla Community Plan* was a cooperative planning effort involving community residents, businesspersons, the La Jolla Community Planning Association, the La Jolla Town Council, the Promote La Jolla Inc. Business Improvement District, other community organizations and staff from the California Coastal Commission and the City of San Diego Planning Department. The update process began with Planning Department staff preparation of a community outreach paper that was distributed to households, property owners and businesses throughout La Jolla. The paper outlined the community planning process, the overall goals of the community plan and encouraged broad community participation in the update process.

Following the outreach paper, the La Jolla Community Planning Association established committees to work on the plan update. The subcommittees identified a number of issues that served as the general framework for the development of the goals, policies and proposals of the plan update.

This plan update also contains the recommendations that were generated from privately initiated planning studies and design charrettes that were locally sponsored prior to the preparation of this plan. The design charrettes proposed strategies for protecting La Jolla's physical assets and natural resources. Projects such as the Vista Project, which produced the *Downtown La Jolla Master Plan* and the *La Jolla Coastline Plan*, both of which were sponsored by the La Jolla Town Council, are examples of the private planning studies that contribute to the recommendations contained in this plan. A complete list of these reference documents used in the preparation of this plan update is included in Appendix H of this plan.

In January 1995, the draft La Jolla Community Plan was adopted by City Council and became effective outside the Coastal Zone. Subsequent to City Council adoption, the California Coastal Commission identified several issues in the Coastal Zone that the plan was required to address prior to certification. Primary among these issues was public view protection, a topic that was under review in the context of the process of rewriting and reformatting the Land Development Code. On January 1, 2000, the City of San Diego put into effect the new Land Development Code that revised the public view protection regulations. During the intervening years from 1995 to 2000, other issues and corrections have been identified, including adoption of the Multiple Species Conservation Program. The 2002 La Jolla Community Plan addresses all of these issues.

## IMPLEMENTATION OF THIS PLAN

This plan recommends a number of actions for the City and the La Jolla community to pursue in order to implement the policies and recommendations of this plan. These actions include, but are not limited to:

- Proposal for changes in the current zoning of the community:
  - to preserve existing open space within the community including portions of Mount Soledad and other publicly-owned open space areas;
  - to protect and enhance beach access, both visually and physically;
  - to preserve the current residential density of the West Muirlands area by rezoning from RS-1-5 to RS-1-4.
- Improvements to existing circulation patterns and public facilities.
- Preparation of a Public Facilities Financing Plan identifying present and future community needs and the capital improvements necessary to accommodate future development.

Adoption of rezoning recommendations will occur concurrent with the adoption of this plan by the City Council. Facilities, public improvements and project design recommendations will be utilized when properties develop in accordance with the plan.

Assessment Districts and Business Improvement Districts, Property Based Business Improvement Districts and Parking Districts can be formed through the cooperative efforts of property owners and community planning groups.

The La Jolla Shores Planned District Advisory Board reviews development within the La Jolla Shores Planned District and makes recommendations to the City. The Planning Department continues to work with the La Jolla Community Planning Association and the Board to provide the continuity needed for a sustained, effective implementation and review program.

The Land Development Code should be consulted for the current regulations in effect. Any subsequent changes to the Coastal Zone regulations will not take effect until approved by the California Coastal Commission as a Local Coastal Program amendment. The Coastal Commission will determine, based on a review of conformance with the goals, policies, and recommendations of the *La Jolla Community Plan*, whether an amendment to the Local Coastal Program land use plan is also needed.